

Fall 2022 Cycle

Water/Sewerage Plan Amendments

WS-22-14 Division of Planning & Permitting (Text Amendment)

Text amendment for the addition of a water problem area to Section VI of Chapter 3 and a septic problem area to Table 4.09 within Section VII of Chapter 4 of the Water and Sewerage Plan

WS-22-15 Cross & Company, LLC (Patricia Simmers)

Reclassification of 0.25 acres from W-5, S-5 to W-3/Dev, S-3/Dev

East side of Apples Church Road, 430 feet south of Graceham Road in the Town of Thurmont

WS-22-16 Andrew Fraser (DogiVillage)

Reclassification of 1.76 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev

8994 Urbana Church Road



Fall 2022 Cycle

Water/Sewerage Plan Amendments

WS-22-17 Division of Planning & Permitting (4 parcels)

Reclassification of 13.6 acres from W-1 to W-5

North side of Boyers Mill Road at Pinehurst Drive (unaddressed). Three addressed: 6413 Boyers Mill Road, 6431 Boyers Mill Road, and 6419 Boyers Mill Road

WS-22-18 Monocacy Boulevard EF Owner (DE), LLC (Oxford Monocacy)

Reclassification of 27.2 acres from W-5, S-5 to W-3/Dev, S-3/Dev

East side of Monocacy Boulevard, between East Church Street and Monroe Avenue in the City of Frederick

WS-22-19 G Kenel, LLC & S Kenel, LLC

Reclassification of 19.6 acres from Planned Service to W-4/Dev, S-4/Dev

6126 Jefferson Pike



Fall 2022 Cycle

Water/Sewerage Plan Amendments

WS-22-20 DR Acquisitions, LLC (Park Place)

Reclassification of 2.97 acres from Planned Service to W-4/Dev, S-4/Dev
West side of Ballenger Creek Pike, 500 feet south of Corporate Drive

WS-22-21 Ryan Trust Development LLC & DR Acquisitions LLC (England Woods)

Reclassification of 91.6 acres from Planned Service to W-4/Dev, S-4/Dev
North side of Old National Pike, 0.36 miles west of Detrick Road in the Town of New Market

WS-22-22 Mid-Atlantic Cooperative Solutions, Inc.

Reclassification of 2 acres from S-5 to S-4/Dev
8038-D Liberty Road

WS-22-23 Cross & Company LLC (Simmers Property)

Reclassification of 3.5 acres from Planned Service to W-5/Dev, S-5/Dev
East side of Apples Church Road in the Town of Thurmont



CASE: WS 22-14

**APPLICANT: Division of Planning &
Permitting (Text
Amendment)**

**REQUEST: Text amendment for the
addition of a water problem area to
Section VI of Chapter 3 and a septic
problem area to Table 4.09 within Section
VII of Chapter 4 of the Water and
Sewerage Plan**

VI. WATER PROBLEM AREAS

Areas within Frederick County where the Frederick County Health Department **OR THE STATE OF MARYLAND** has conducted sanitary surveys **OR COLLECTED DATA** to determine the location, extent, and severity of problems and issues with ~~both individual groundwater wells and on-site sewage disposal systems~~ include the community of Lewistown, the municipality of Burkittsville, **AND AN AREA KNOWN AS “CROWS NEST.”** The two (2) communities **OF LEWISTOWN AND BURKITTSVILLE** are older communities with concentrated populations on small lots served by private **GROUNDWATER** wells. ~~and individual septic systems.~~ **ALL THREE OF** These **AREAS**, ~~communities, along with others~~ are also included **BELOW** in the County’s list of **WATER PROBLEM AREAS, AND ON THE LIST OF** Septic Problem Areas (Table 4.09, Chapter 4, Frederick County Water and Sewerage Plan)

Community	Estimated Population	Survey Dates	Problem
Lewistown	240	1994, 2013	Ecoli and Fecal Coliform Bacteria discovered in 29 wells during 2013 survey. This community contains soils with shallow depth to groundwater
Burkittsville	163	2016	Ecoli and Fecal Coliform Bacteria discovered in 21 wells during 2016 survey.
CROWS NEST (335 W. Main Street, Thurmont)	50	2022	ECOLI DETECTED IN COMMUNITY GROUNDWATER WELL; EXPIRATION OF GROUNDWATER APPROPRIATION AND USE PERMIT

VII. SEPTIC PROBLEM AREAS

Table 4.09 Septic Problem Areas

Subdivision/Community	Problem Description	Existing Dwelling Units	Population	Sewage Treatment Demand	Possible Remedy
Bartonsville	Failing individual septic	100	270	25,000 gpd	Is in a planned sewer service area
Braddock Heights	Failing individual septic		735		connect portion of community to the Fountaindale system
Broadview Acres	Failing individual septic	48	130	12,000 gpd	connect to Frederick City or County system

[.....]

CROWS NEST (335 W. Main Street, Thurmont)	INADEQUATE AND NON-FUNCTIONAL ON- SITE SEWAGE DISPOSAL AND DISPERSAL	50	50	12,000 gpd	CORRECT AND ADDRESS DEFICIENCIES IN SYSTEM
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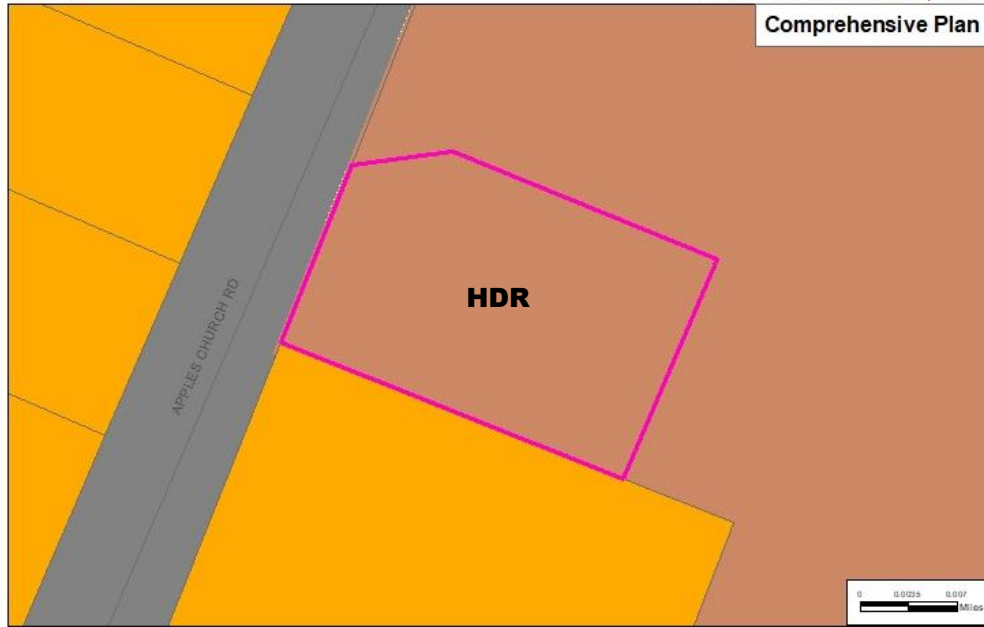


CASE: **WS-22-15**

APPLICANT: **Cross & Company, LLC**
 (Patricia Simmers)

REQUEST: **Reclassification of 0.25**
 acres from W-5, S-5 to
 W-3/Dev, S-3/Dev

LOCATION: **East side of Apples**
 Church Road, 430 feet
 south of Graceham Road
 in the Town of Thurmont

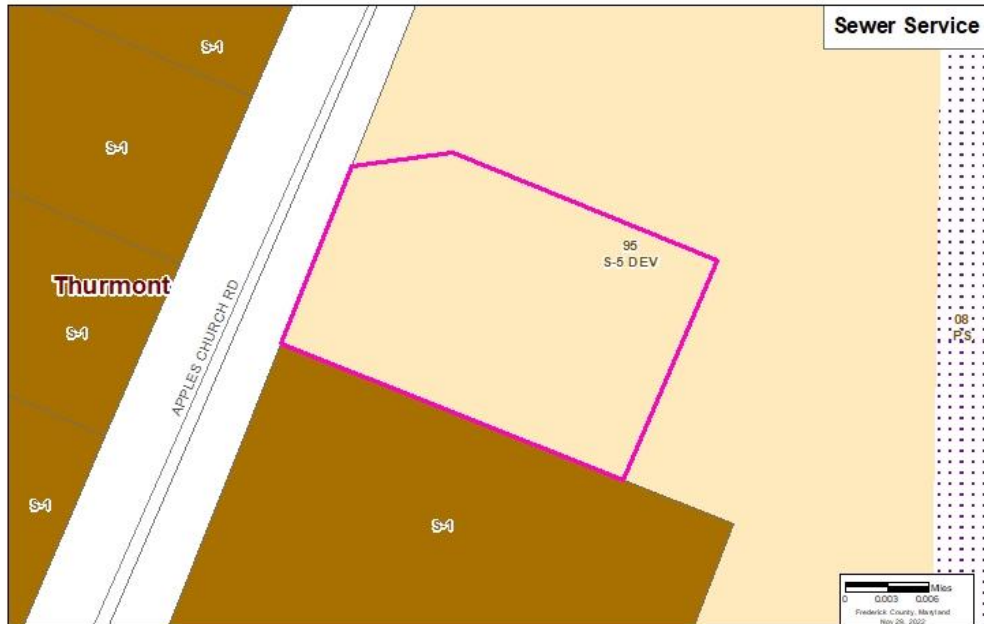
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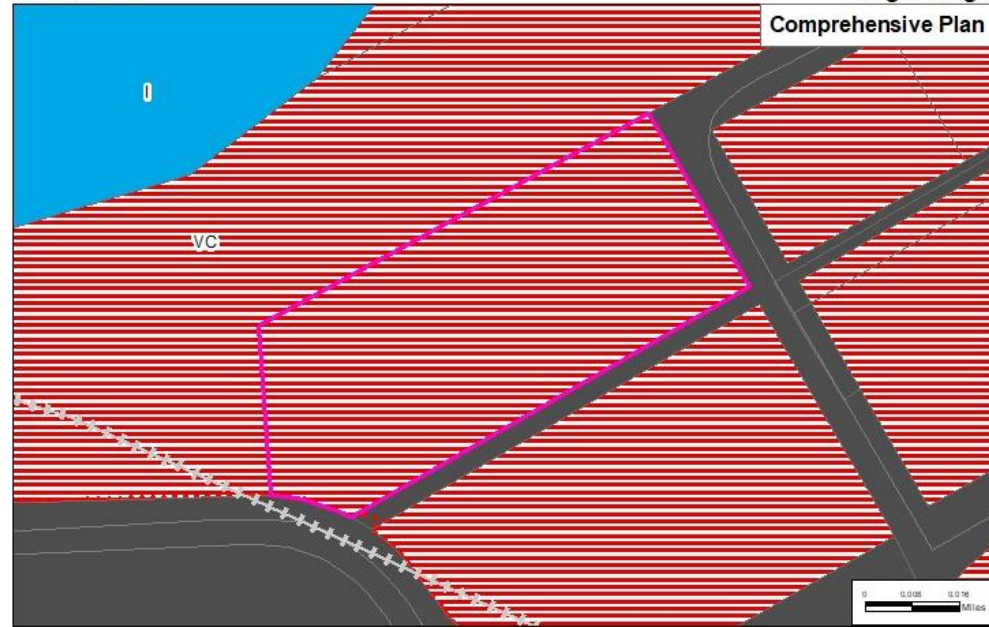
APPLICANT: **Andrew Fraser**
(DogiVillage)

REQUEST: **Reclassification of 1.76**
acres from W-5/Dev,
S-5/Dev to W-3/Dev,
S-3/Dev

LOCATION: **8994 Urbana Church**
Road

WS-22-16

DogiVillage



CASE: **WS-22-16**

APPLICANT: **Andrew Fraser
(DogiVillage)**

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LOCATION: **8994 Urbana Church
Road**

WS-22-16

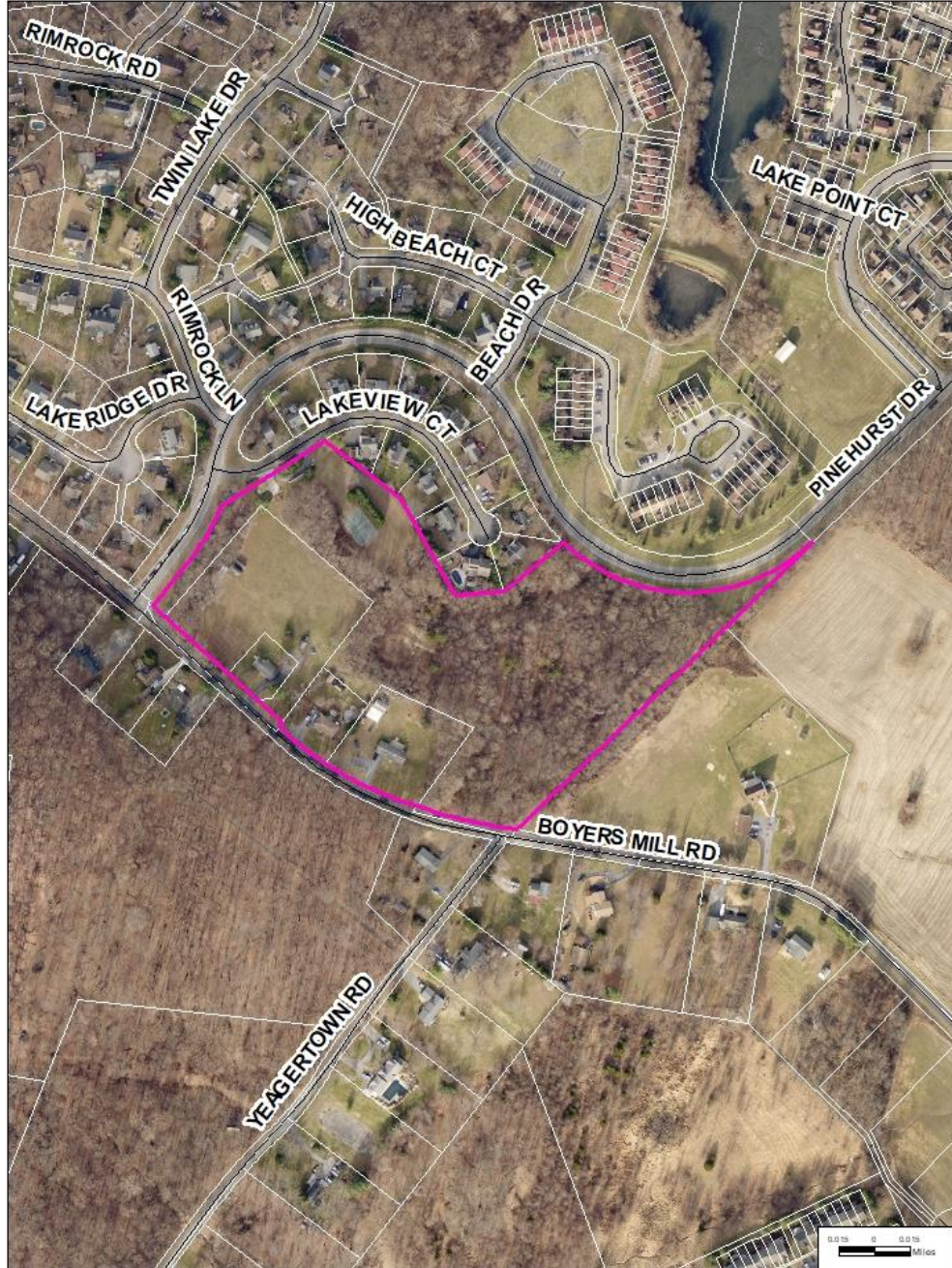


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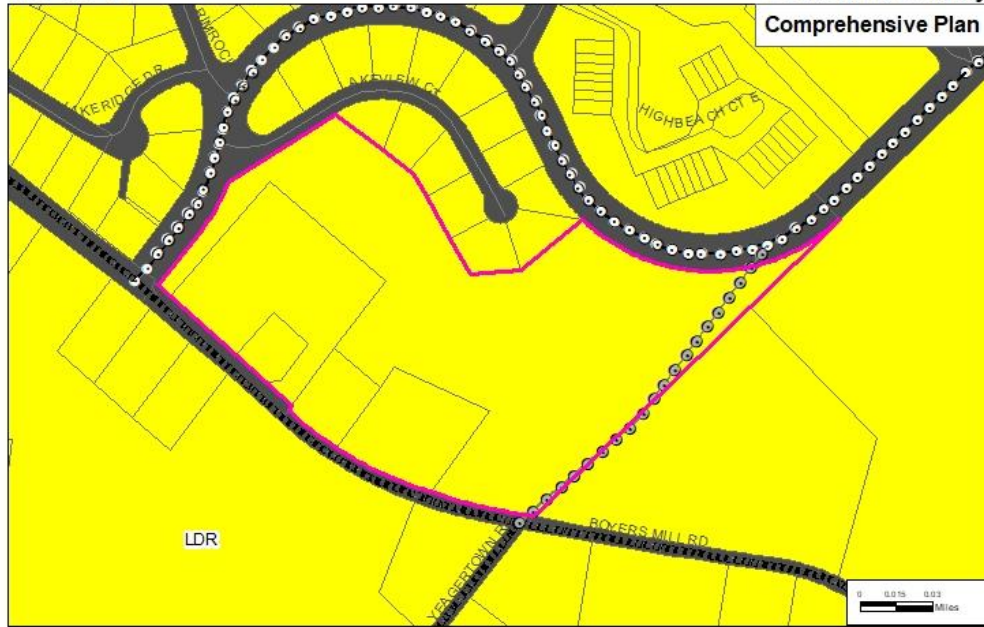
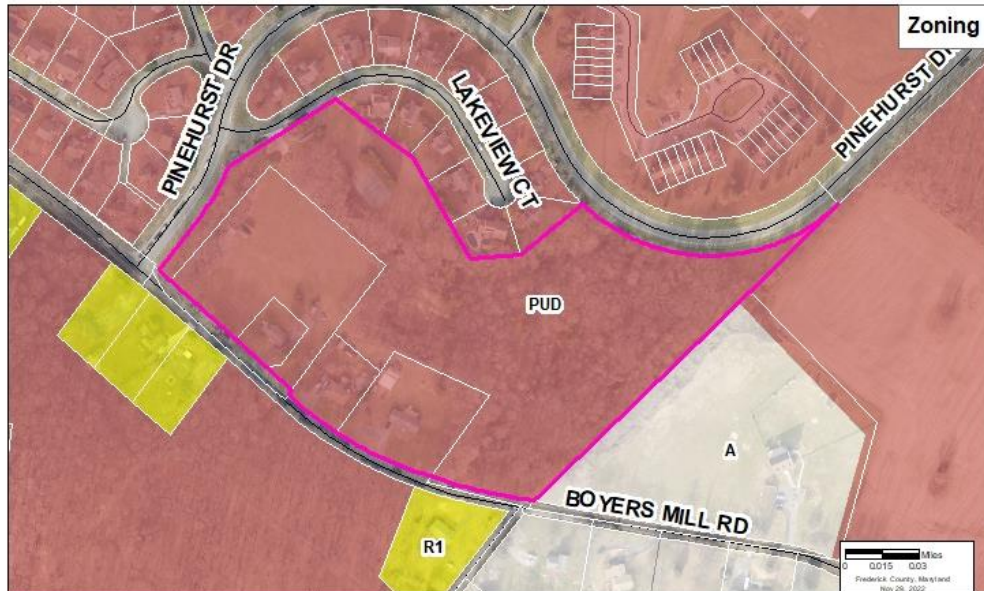


CASE: WS-22-17

APPLICANT: Division of Planning and Permitting (4 parcels)

REQUEST: Reclassification of 13.6 acres from W-1 to W-5

LOCATION: North side of Boyers Mill Road at Pinehurst Drive (1 unaddressed; 3 addressed: 6413, 6431, 6419 Boyers Mill Road)

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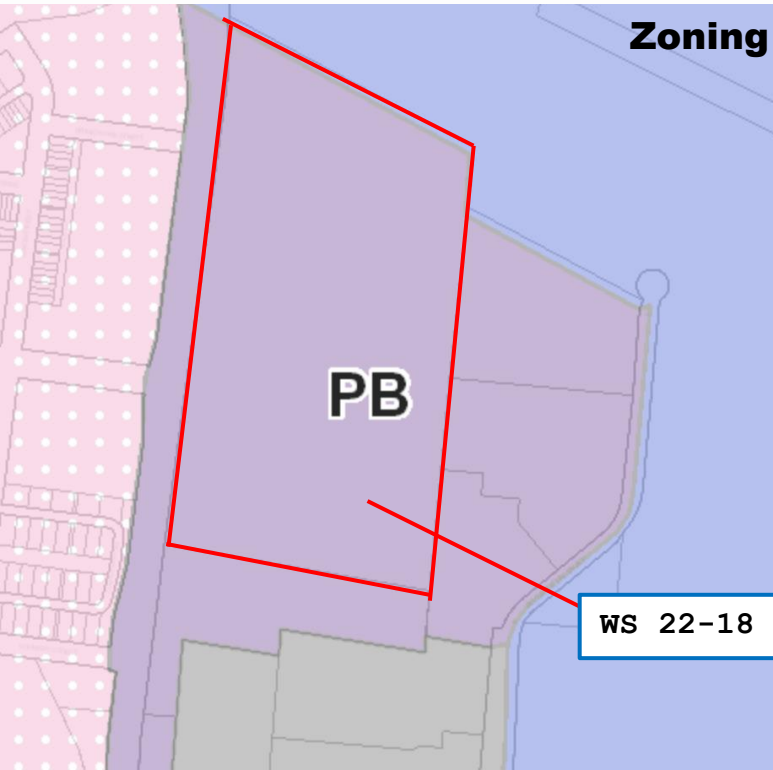
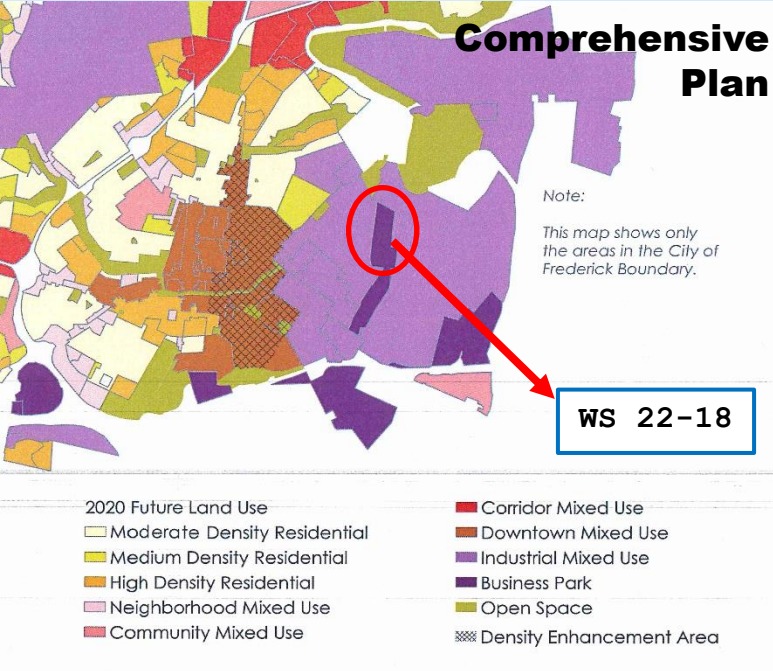


CASE: **WS-22-18**

APPLICANT: **Monocacy Boulevard EF Owner (DE), LLC (Oxford Monocacy)**

REQUEST: **Reclassification of 27.2 acres from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev**

LOCATION: **East side of Monocacy Boulevard, between East Church Street and Monroe Avenue in the City of Frederick**

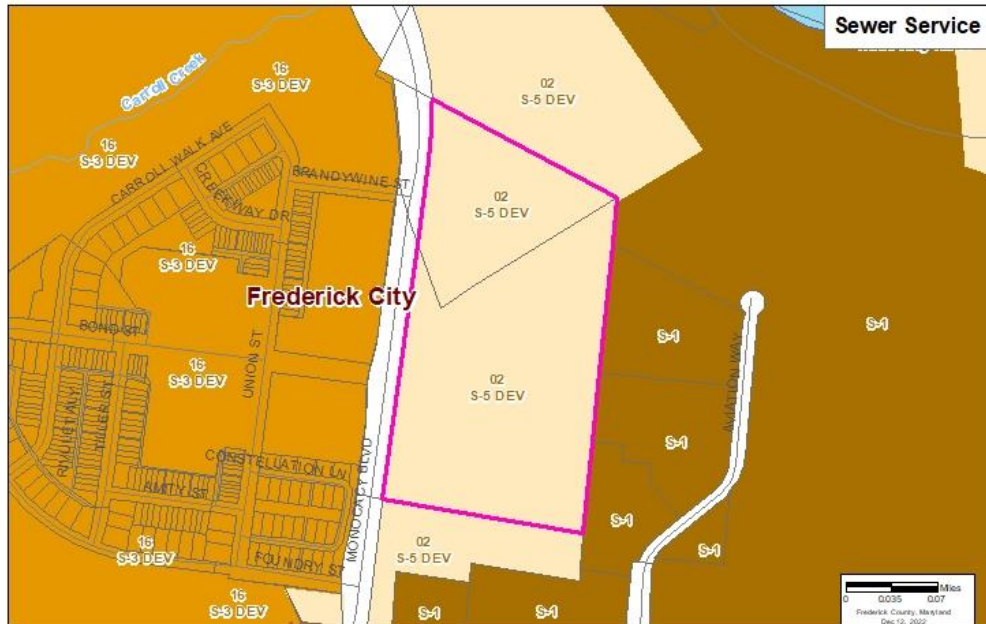
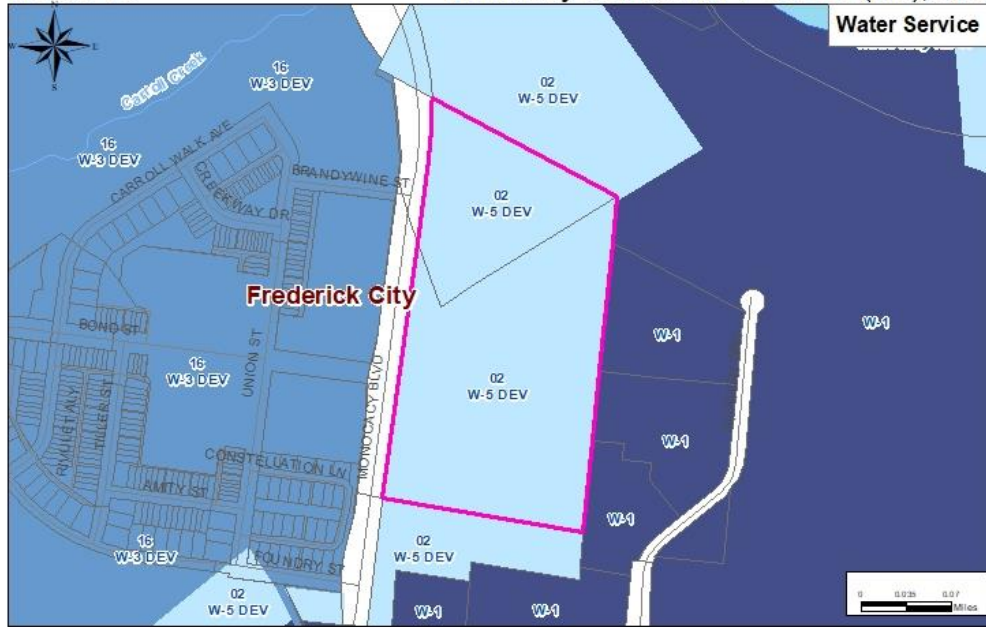


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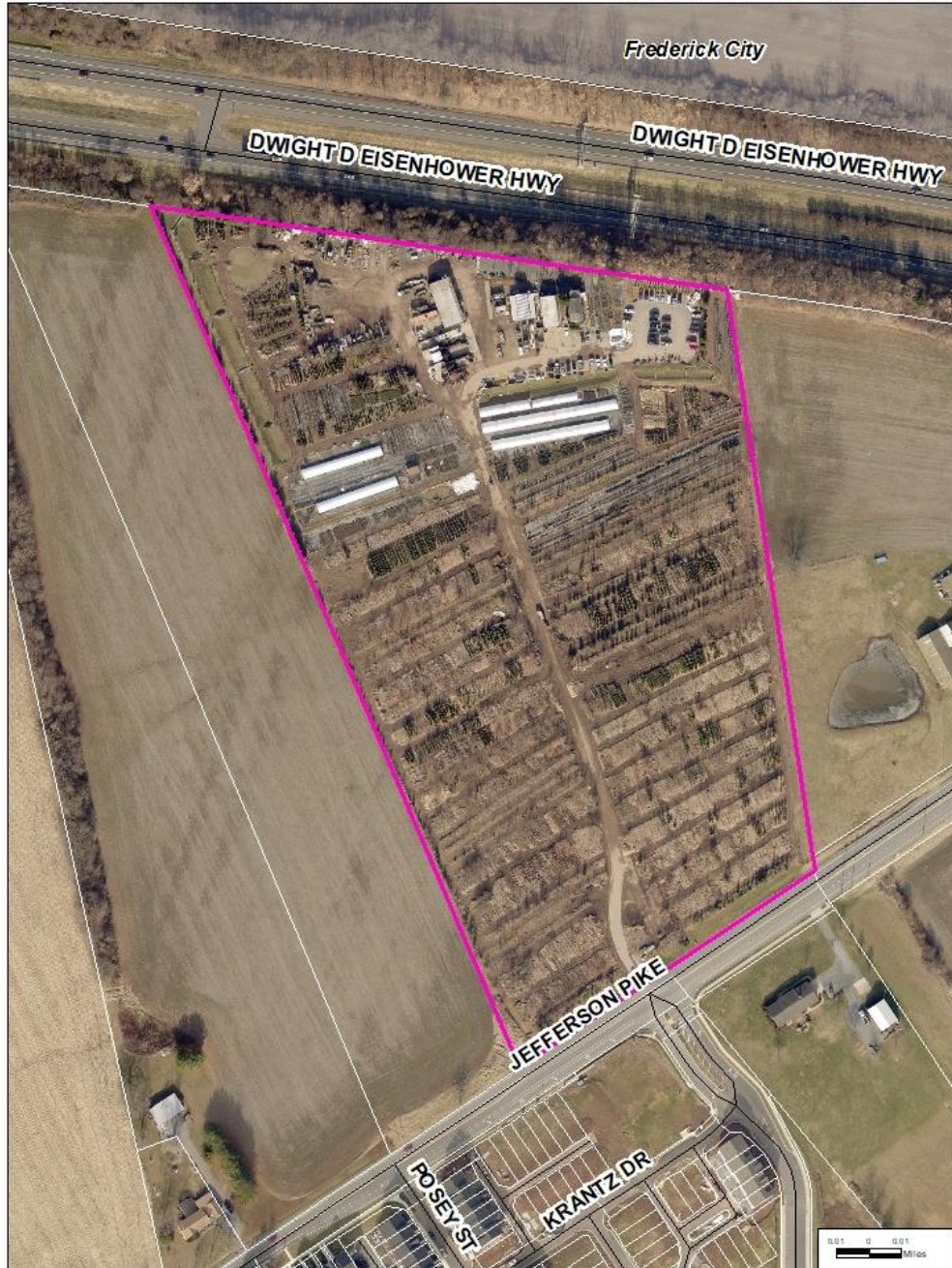


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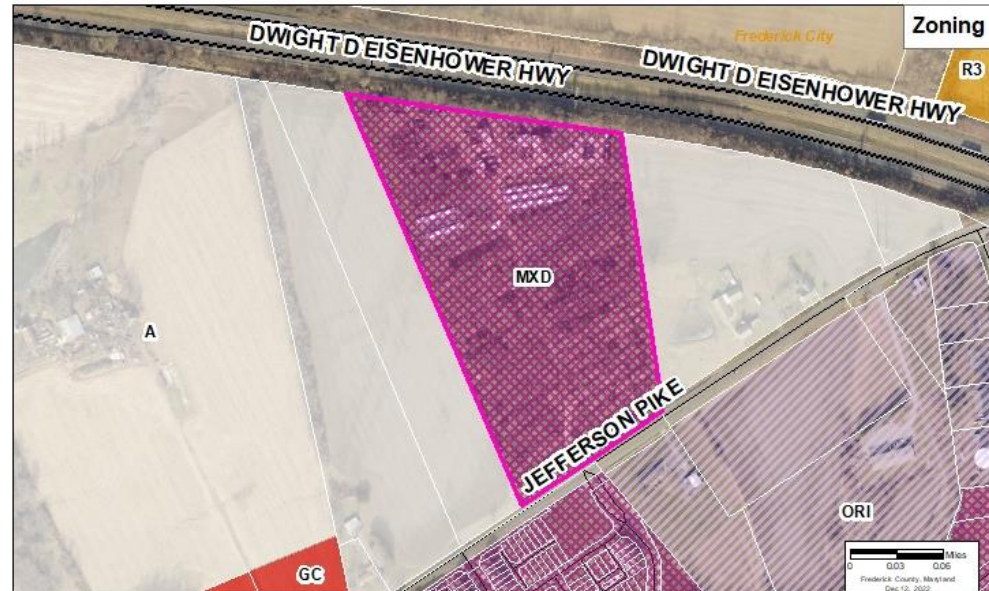
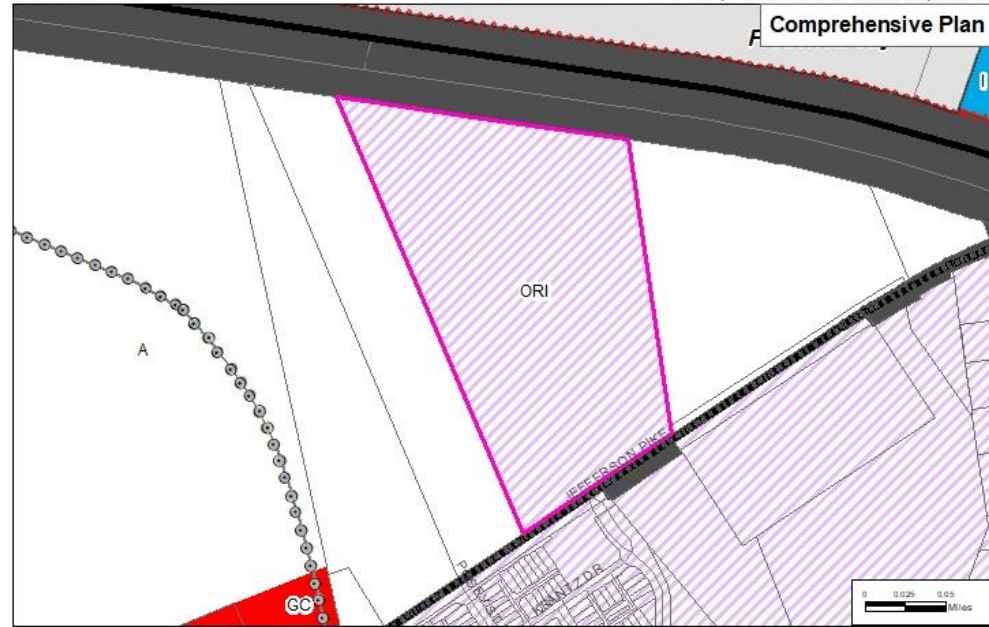
APPLICANT: **G Kenel, LLC & S
Kenel, LLC**

REQUEST: **Reclassification of 19.6
acres from Planned
Service to W-4/Dev,
S-4/Dev**

LOCATION: **6126 Jefferson Pike**

WS-22-19

G Kenel, LLC & S Kenel, LLC



CASE: WS-22-19

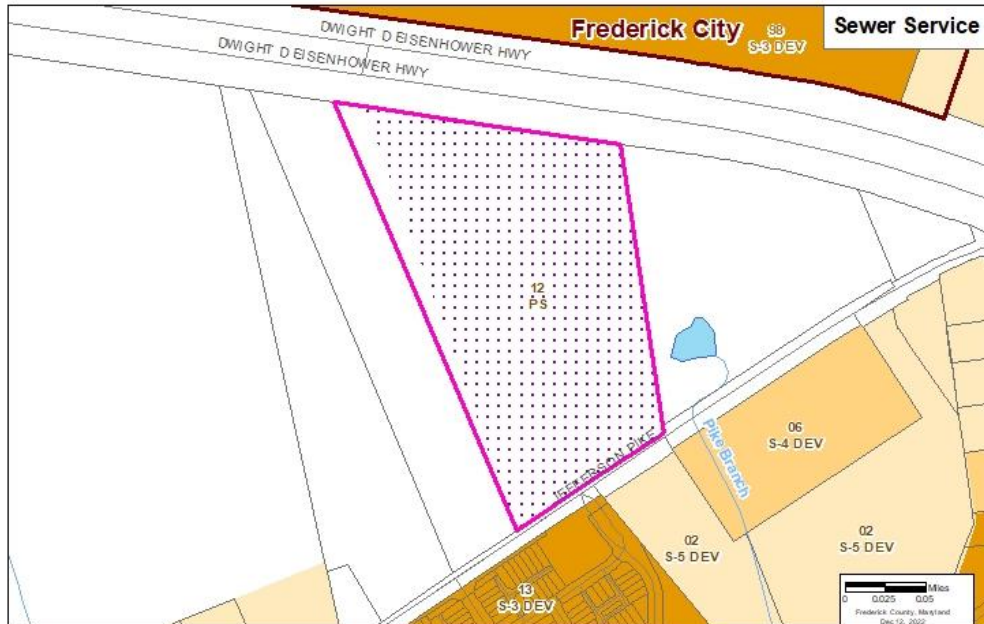
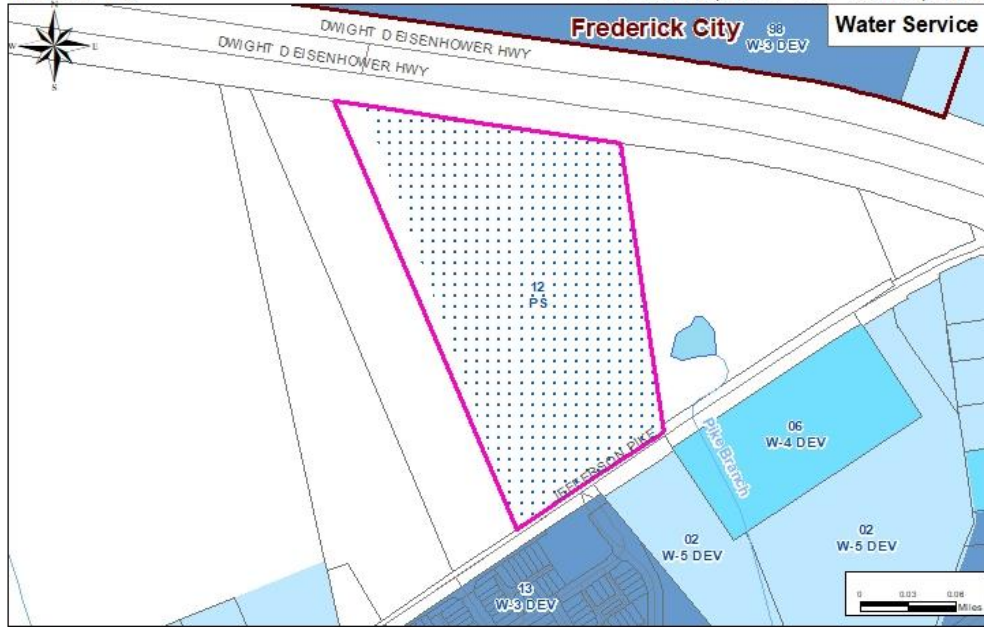
APPLICANT: G Kenel, LLC & S Kenel, LLC

REQUEST: Reclassification of 19.6 acres from Planned Service to W-4/Dev, S-4/Dev

LOCATION: 6126 Jefferson Pike

WS-22-19

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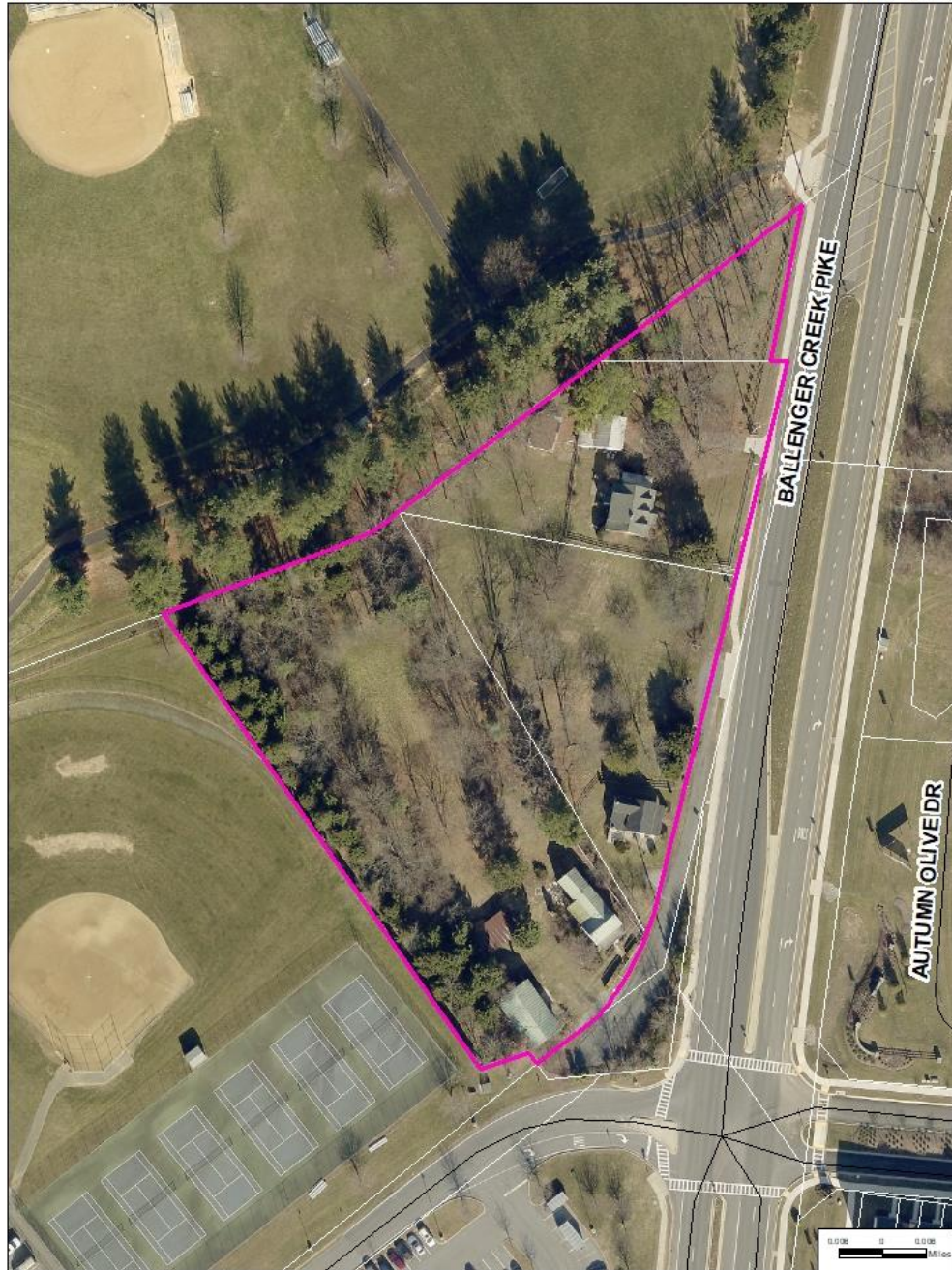
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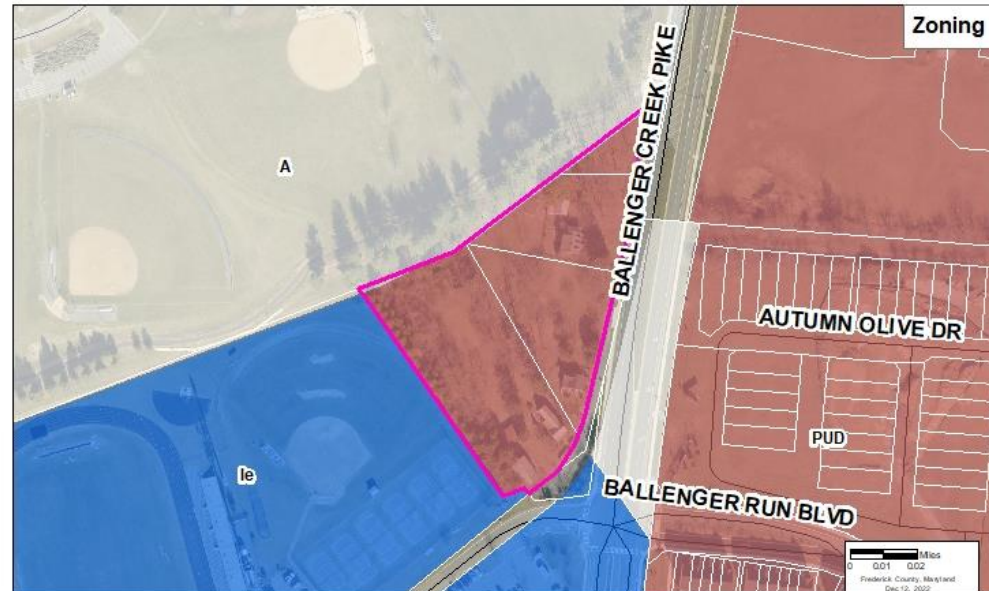


CASE: **WS-22-20**

APPLICANT: **DR Acquisitions, LLC
(Park Place)**

REQUEST: **Reclassification of 2.97
acres from Planned
Service to W-4/Dev,
S-4/Dev**

LOCATION: **West side of Ballenger
Creek Pike, 500 feet south
of Corporate Drive (2
addressed: 5328 and 5344
Ballenger Creek Pike)**



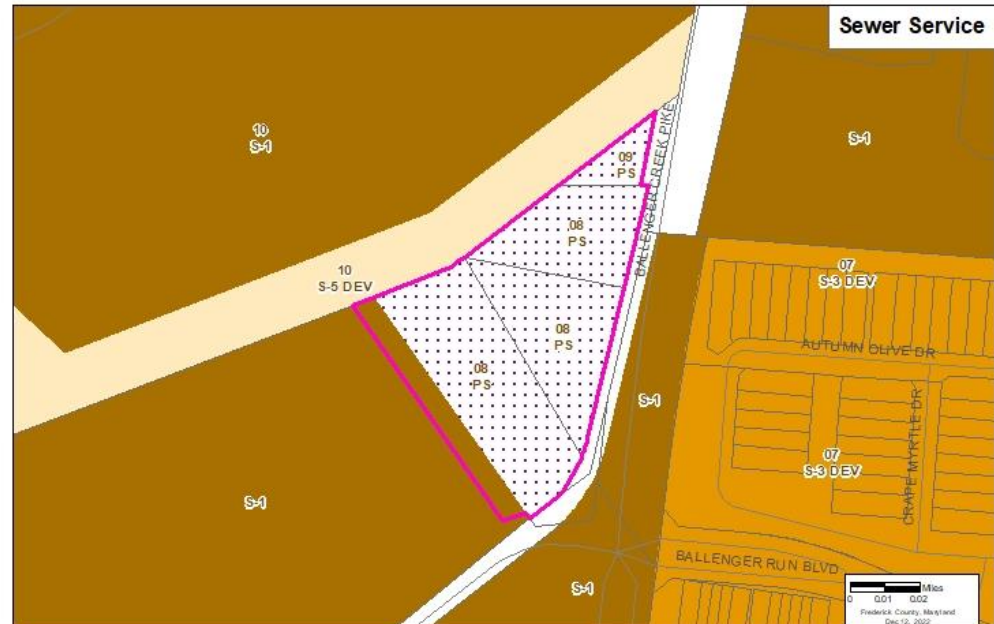
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APPLICANT: DR Acquisitions, LLC
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REQUEST: Reclassification of 2.97
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S-4/Dev

LOCATION: West side of Ballenger
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LOCATION: West side of Ballenger
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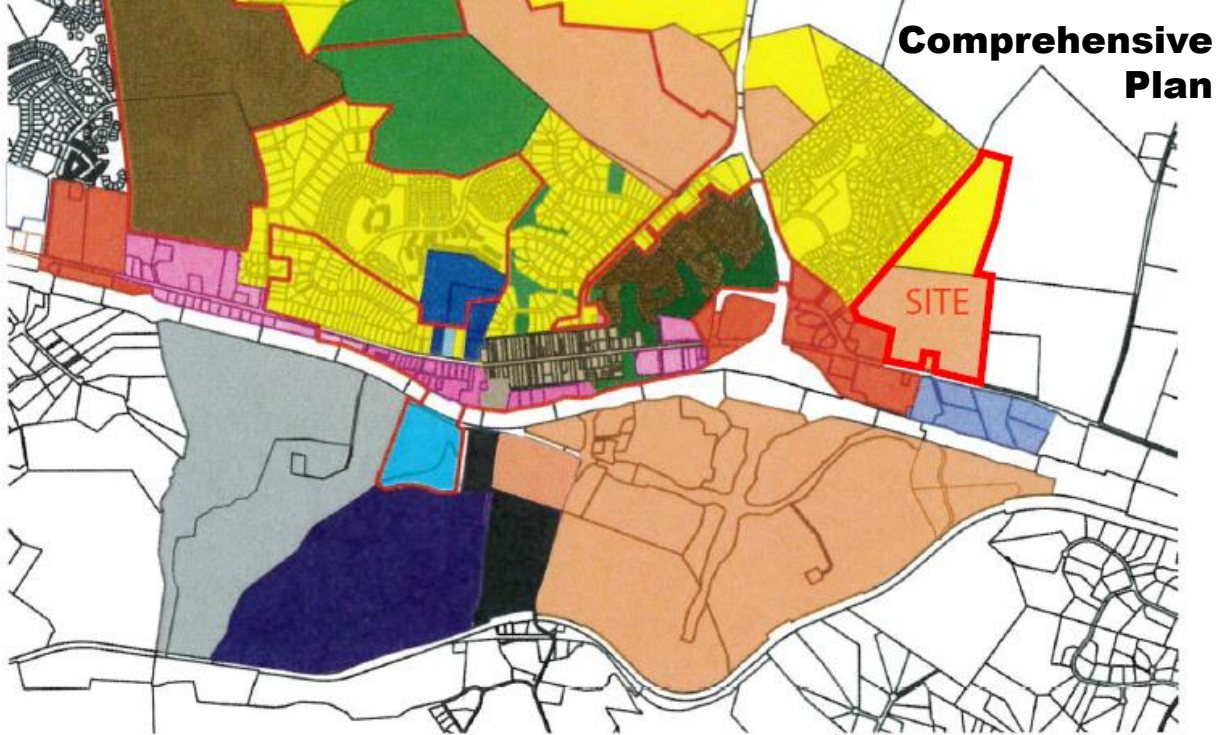


CASE: WS-22-21

APPLICANT: Ryan Trust Development
LLC & DR Acquisitions
LLC (England Woods)

REQUEST: Reclassification of 91.6
acres from Planned
Service to W-4/Dev,
S-4/Dev

LOCATION: North side of Old
National Pike, 0.36 miles
west of Detrick Road in
the Town of New Market



Map 11: 2016 Planned Use Map
Source: Town of New Market

LAND USE CATEGORIES

	TOWN BOUNDARY
	OS - OPEN SPACE
	HDRM - HISTORIC DISTRICT / RESIDENTIAL MERCHANT
	IS - INSTITUTIONAL
	LDR - LOW DENSITY RESIDENTIAL
	PRD - PLANNED RESIDENTIAL DEVELOPMENT
	MCI - MIXED COMMERCIAL / INDUSTRIAL
	EDF - ECONOMIC DEVELOPMENT FLEX
	MRS - MIXED RESIDENTIAL / SERVICE
	AG - AGRICULTURAL
	AP - AMUSEMENT PARK
	LI - LIMITED INDUSTRIAL
	GI - GENERAL INDUSTRIAL
	MC - MIXED COMMERCIAL

CASE: WS-22-21

APPLICANT: Ryan Trust Development LLC & DR Acquisitions LLC (England Woods)

REQUEST: Reclassification of 91.6 acres from Planned Service to W-4/Dev, S-4/Dev

LOCATION: North side of Old National Pike, 0.36 miles west of Detrick Road in the Town of New Market

CASE: WS-22-21

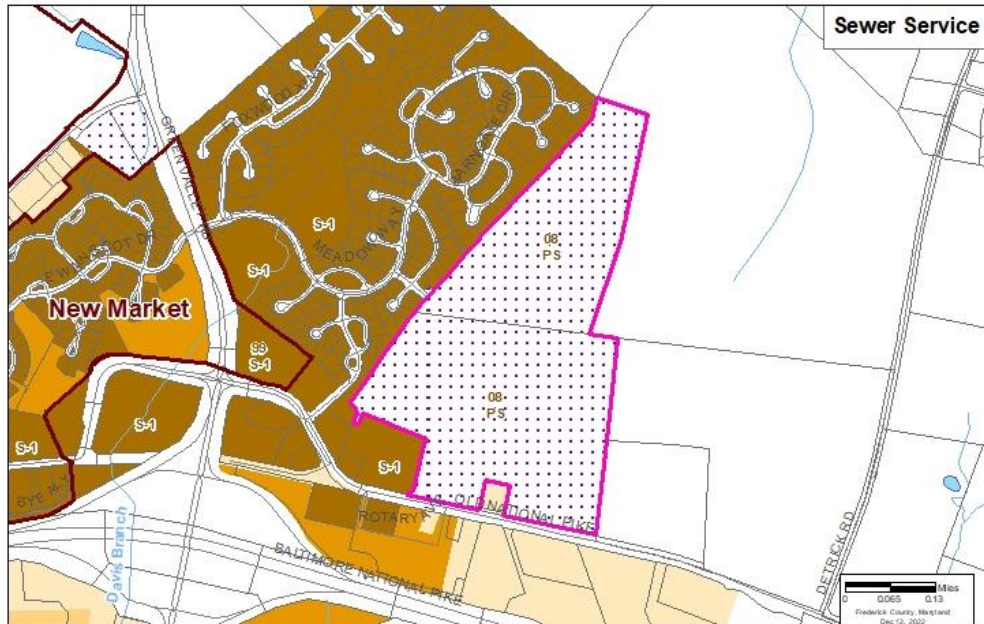
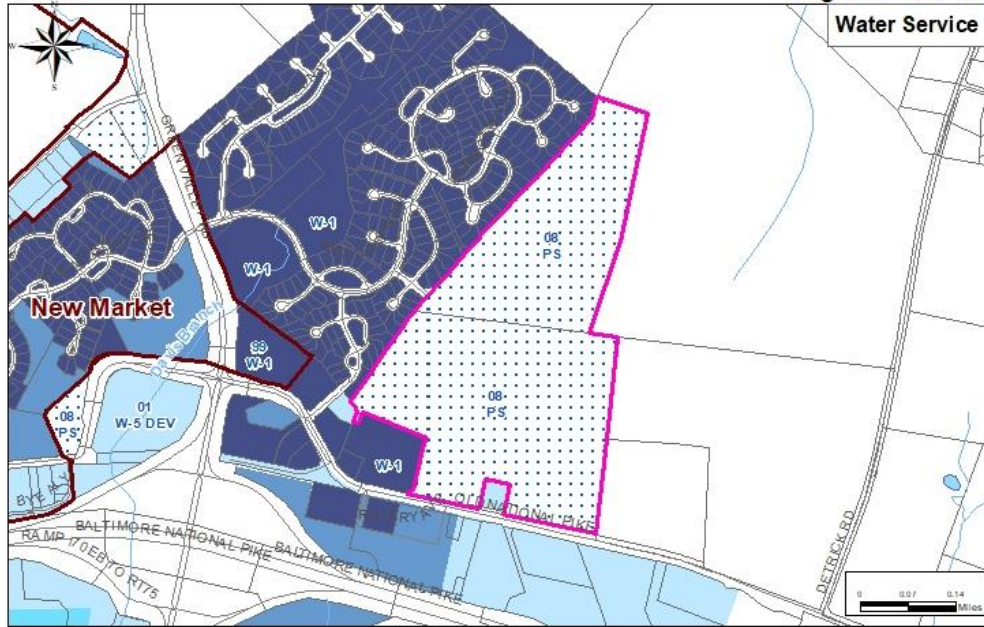
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REQUEST: Reclassification of 91.6 acres from Planned Service to W-4/Dev, S-4/Dev

LOCATION: North side of Old National Pike, 0.36 miles west of Detrick Road in the Town of New Market

5. Zoning. On the Effective Date, the Property shall be zoned as follows: (a) the portion of the Property designated EDF on the 2016 Planned Use Map (Map #11) of the Master Plan shall be and hereby is zoned by the Town, simultaneously at the time of annexation, to the EDF, Economic Development Flex zoning classification; and (b) the portion of the Property designated LDR on the 2016 Planned Use Map (Map #11) of the Master Plan shall be zoned by the Town, simultaneously at the time of annexation, to the R-1, Low Density Residential zoning classification.

Town of New Market: Annexation Agreement, dated November 10, 2022; Item #5 Zoning (Page 2).

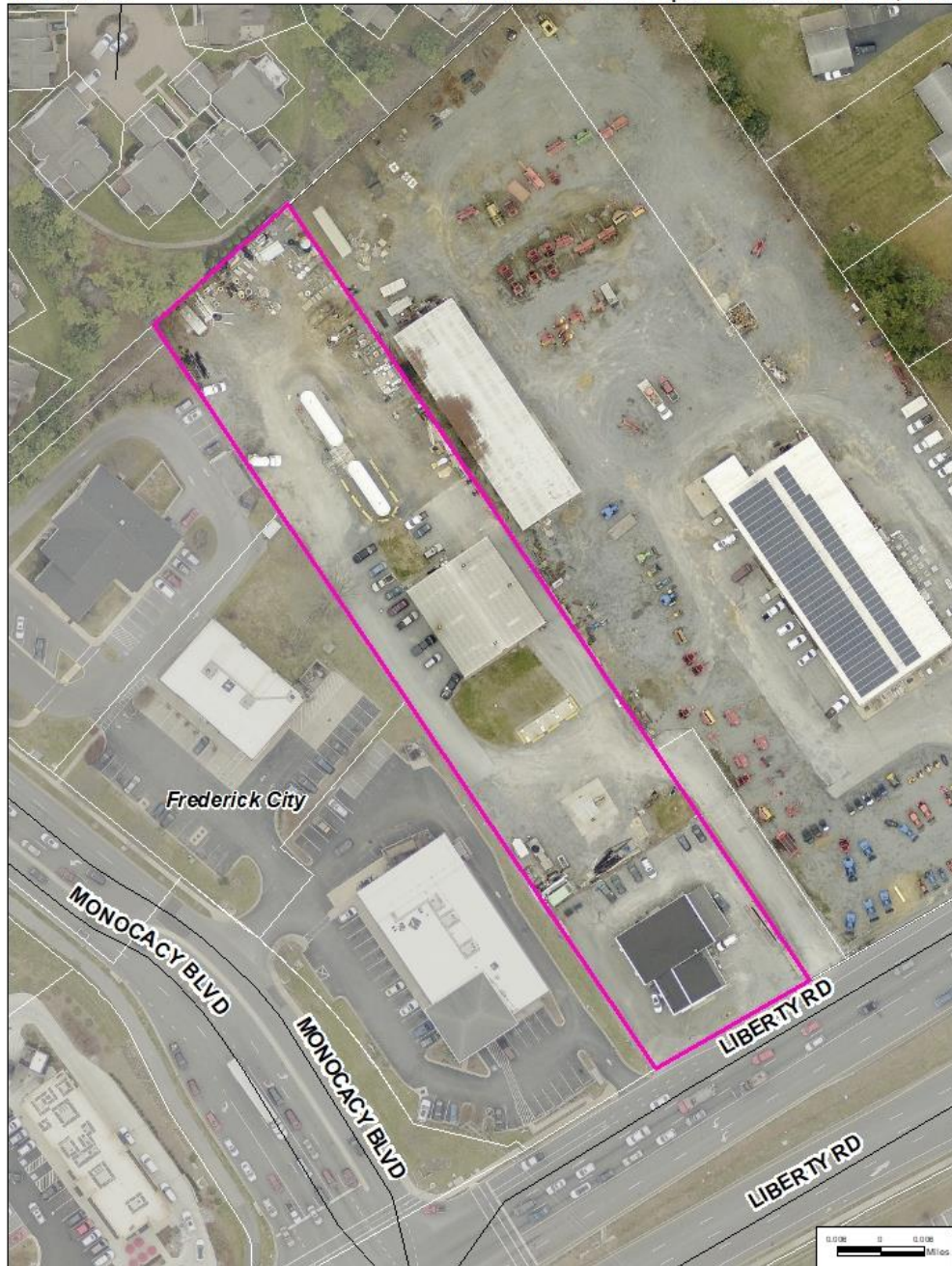


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REQUEST: Reclassification of 91.6 acres from Planned Service to W-4/Dev, S-4/Dev

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CASE: **WS-22-22**

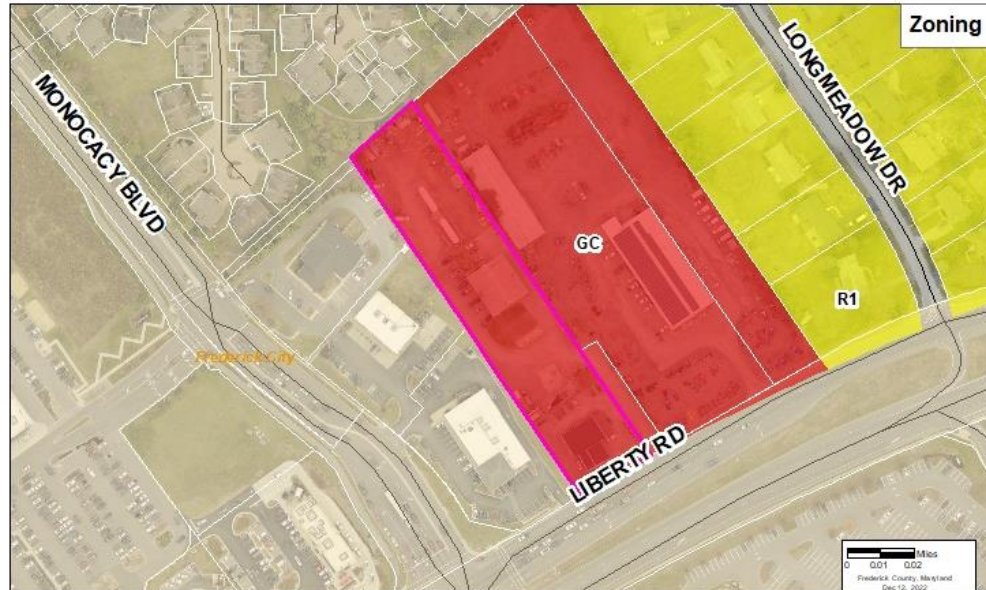
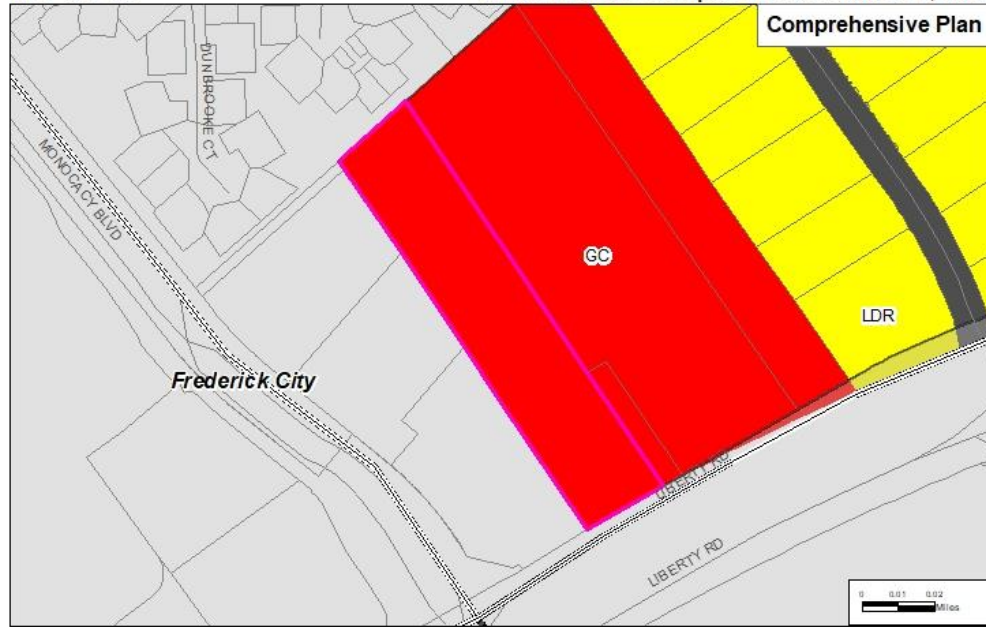
APPLICANT: **Mid-Atlantic Cooperative
Solutions, Inc.**

REQUEST: **Reclassification of 2 acres
from S-5 to S-4/Dev**

LOCATION: **8038-D Liberty Road**

WS-22-22

Mid-Atlantic Cooperative Solutions, Inc.



CASE:

WS-22-22

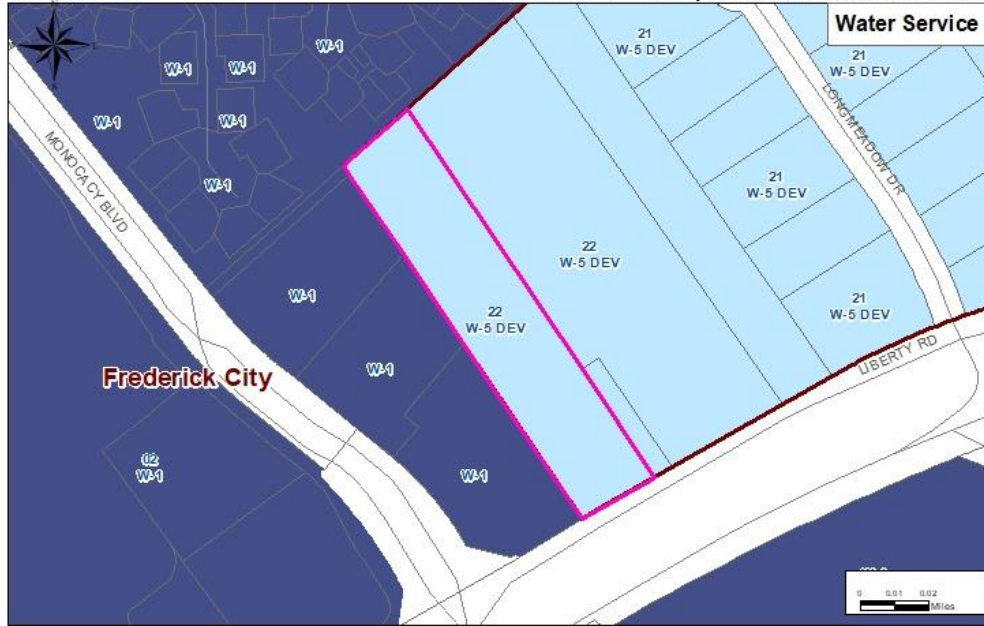
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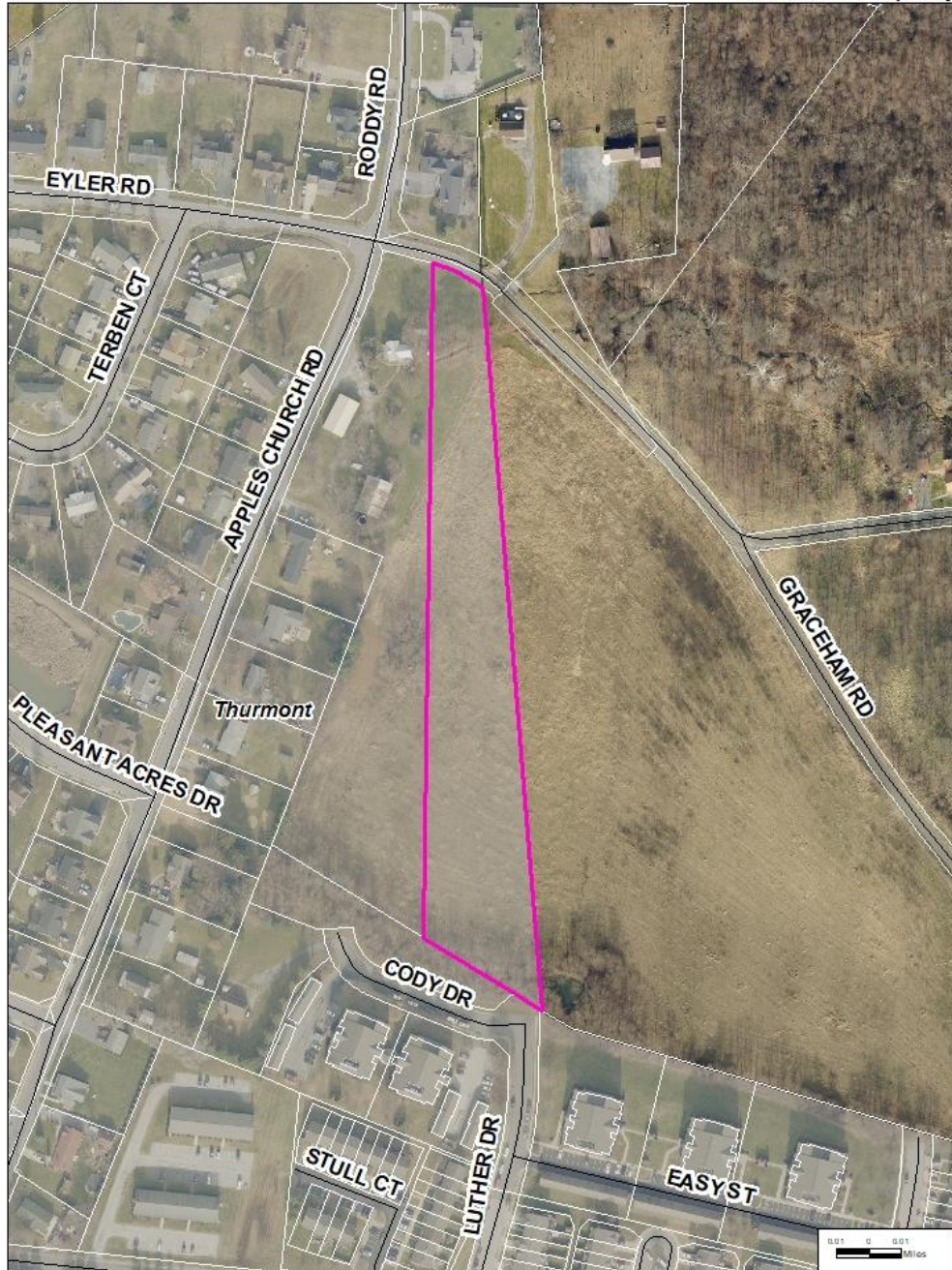


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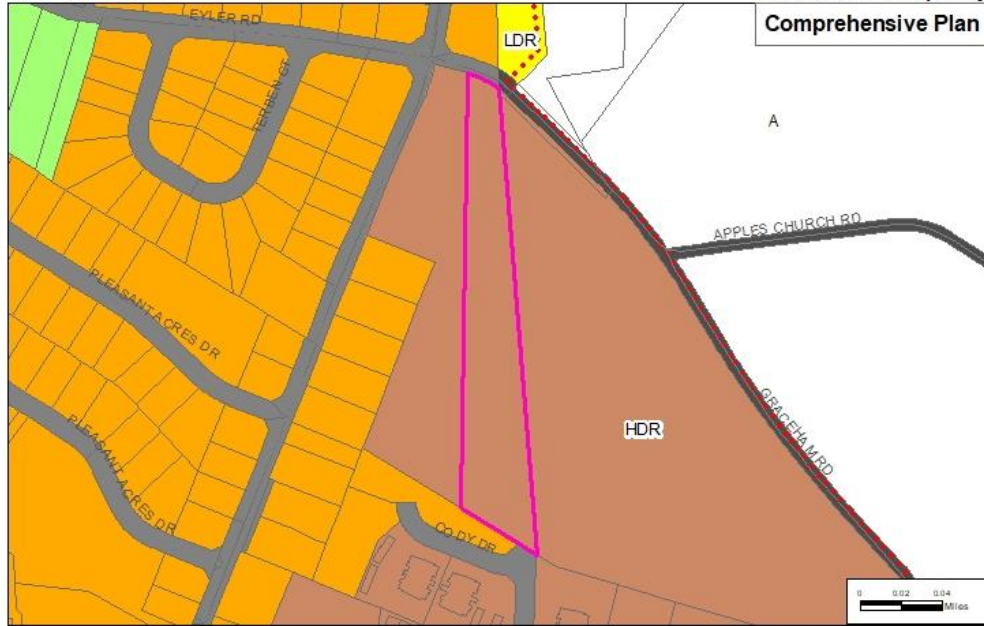
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LOCATION: East side of Apples
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WS-22-23

Simmers Property

Comprehensive Plan



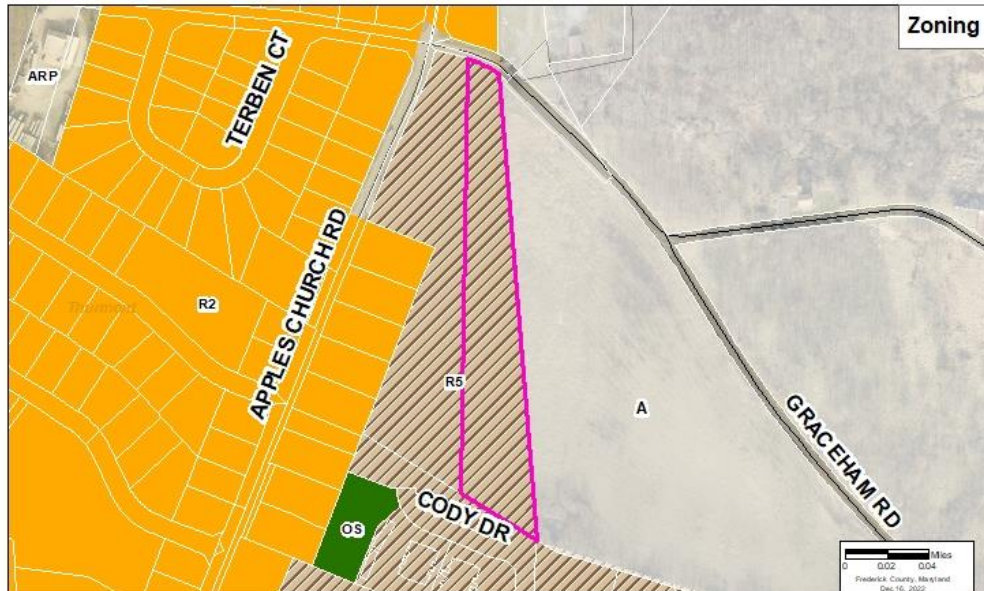
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